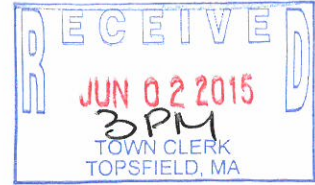


MCCANN & MCCANN, P.C.

ATTORNEYS AT LAW
89 NEWBURY STREET, SUITE 302
DANVERS, MASSACHUSETTS 01923
TELEPHONE: 978-739-8484
FACSIMILE: 978-739-8455
E-MAIL: NMCCANN@MCCANNLAW.COM



June 2, 2015

Topsfield Zoning Board of Appeals
Town Hall 8 West Common Street
Topsfield, MA 01983-1449
Attn: Roberta Knight

Re: Essex Agricultural Society
97 and 111 Boston Street
Special Permit and Site Plan Approval

Dear Roberta:

Enclosed for filing with the Zoning Board of Appeals, please find an application package consisting of:

1. Application Form – Special Permit and Site Plan Approval
2. Exhibit A narrative
3. Filing Fees – two checks for \$200 each
4. Owner Authorization Letter
5. Form B - 91 Boston Street
6. Form B - 111 Boston Street
7. Plan Sets per Form C Summary

I understand that this matter will be scheduled for hearing following approval of the Article III Section 3.13 Zoning Amendment by the Attorney General's office and requisite publication. Thank you for your assistance.

Very truly yours,


Nancy A.S. McCann

NASM.kjl
Enclosures

NATURE OF APPLICATION:

- ☒ Petition for Special Permit pursuant to Article III, Section 3.13 of the Zoning Bylaw.
- ☐ Petition for Finding pursuant to Article , Section of the Bylaw.
- ☐ Petition for a Variance from Article , Section , of the Zoning Bylaw.
- ☒ Petition for Site Plan Review pursuant to Article IX of the Zoning Bylaw (and the Guidelines and Performance Standards for Activities Subject to the Provisions of Article IX of the Topsfield Zoning Bylaw; and Supplement Form C for submitted requirements and formats).
- ☐ Petition for a Comprehensive Permit pursuant to G.L.c. 40B, Section 20-23.
- ☐ Appeal from the decision dated of the Building Inspector or others pursuant to L.L. c. 40A, Section 15.

DESCRIPTION OF APPLICANT:

- a. Name Essex Agricultural Society
- b. Address P O Box 134
- c. Phone Number Topsfield, MA 01983
- d. Interest in Premises (e.g., owner, tenant, prospective purchaser, etc.) Prospective Purchaser
(Attach copy of lease and/or letter of authorization from owner, if applicable)

DESCRIPTION OF PREMISES:

- a. Assessor's Map 69, Lot(s) 14 & 15, Zoning District ORA
- b. Location of Premises (number and street) 97 and 111 Boston Street
- c. Name and address of legal owner (if different from Applicant) Richardson Green, Inc.
2 Central Street, Middleton, MA 01949
- d. Deed to the Premises recorded at (if known):
Essex South District Registry of Deeds, Book Page
☒ Essex South Registry District of the Land Court, Certificate Number 82917 & 82918
- e. Prior zoning decisions affecting the Premises (if any):
Date of Decision Name of Applicant
Nature of Decision
- f. Present use of the Premises Agricultural
- g. Present structures conform to current Zoning Bylaw. ☒ Yes ☐ No. If no, in what respect does it not conform.

PROPOSAL (attach additional sheets if necessary):

- a. General Description:
SEE EXHIBIT A

- b. If proposal is for construction or alteration of an existing structure, please state: N/A

	FRONT	REAR	SIDE(S)
1. Setbacks required per bylaw	_____	_____	_____
2. Existing setbacks	_____	_____	_____
3. Setbacks proposed	_____	_____	_____

	FRONTAGE	AREA
4. Frontage and area required by bylaw	_____	_____
5. Existing frontage (s) and area	_____	_____
6. Frontage (s) and area proposed	_____	_____

	FEET	STORIES
7. Existing Height	_____	_____
8. Height proposed	_____	_____

- c. Other town, state or federal permits or licenses required, if any:

Order of Conditions from Conservation Commission

NECESSARY ACCOMPANYING DATA:

It is required that every application be accompanied by appropriate supporting data. Failure to submit appropriate and complete data could result in delay and/or denial of application for zoning relief. Place a check next to the applicable accompanying supporting data:

Variance of Special Permit Applications:

(See Zoning Board of Appeals Rules and Procedures Section III)

All required supporting data attached ☒ Yes ☐ No

Site Plan Review Applications:

(See Town of Topsfield Zoning Bylaw, Article IX, Section 9.05. See also Guidelines and Performance Standards for Activities Subject to the Provisions of Article IX of the Topsfield Zoning Bylaw)

All required supporting data attached ☒ Yes ☐ No

Comprehensive Permit Applications:

(See G.L.c. 40B, Sections 20-23)

All required supporting data attached ☐ Yes ☐ No

Appeals from decisions of Building Inspector or Others:

(See Zoning Board of Appeals Rules and Procedures, Section III (1) (e))

All required supporting data attached ☐ Yes ☐ No

If all required supporting data is not attached, why not:

6-2-15
Date


Signature of Applicant
Nancy A.S. McCann, Esq.

Exhibit A

The Applicant proposes to use a portion of the property for parking of motor vehicles for a period of time not to exceed ten (10) days per year during the annual Essex Agricultural Fair. A fee will be charged for parking. The parking will take place on the fields otherwise used for agricultural purposes during the remainder of the year; no pavement or impervious materials will be required. Farm access ways used by the Applicant to improve the agricultural activities on the property will be used to provide necessary vehicular access. Working closely with the Topsfield Police Department, shuttle buses will provide transportation to and from the fairgrounds.

The proposed use, permitted by Special Permit, as shown on the plans submitted with this application, will allow the Applicant to maintain the property in agricultural use by providing the financial support necessary to acquire and maintain the property. Providing Fair parking at the southerly entrance to the Town will ease traffic flow and congestion along Route 1, and in the neighborhoods surrounding the fairgrounds. Traffic flow and shuttle bus service will be closely monitored and adjusted as necessary by the Applicant working jointly with the Topsfield Police Department. No public utilities, water, drainage, sewer, or any other municipal system will be needed or impacted by the parking of vehicles in the field for the limited ten days annually.

The Special Permit will not impair the integrity or character of the zoning district or adjoining zones nor be detrimental to the health, safety or welfare. In fact, the Special Permit will allow the Applicant, a non-profit organization whose mission is to promote agricultural activities, to maintain the character and integrity of the property by keeping the entirety of the property in agricultural use.

June 1, 2015

Topsfield Board of Appeals
8 West Common Street
Topsfield, MA 01983


RE: Essex Agricultural Society
Board of Appeals Application Authorization

Richardson Green, Inc, owner of the property located at 97 and 111 Boston Street, Topsfield, MA, hereby authorizes the Essex Agricultural Society to apply for any and all permits and approvals that may be required, including but not limited to a Special Permit, and Site Plan approval if deemed necessary, to allow the property to be used for the parking of motor vehicles for a charge during the annual Essex Agricultural Fair. Attorney Nancy McCann is authorized to represent the interests of Richardson Green, Inc. should the below officers not be present.

Thank you for your consideration.

Richardson Green, Inc.

By:


Paul Richardson, President

By:


Christopher Richardson, Treasurer

**TOWN OF TOPSFIELD, MA
PLANNING BOARD**

Application Supplement Form B

Attach to this form a copy of the Assessor's map (scale 1" equals 200') showing the property and all other properties and roadways within 300 feet of any portion of the property. Also, show the lot number and lot owner's name on each lot within the 300'.

List below the lot owner names and mailing addresses as shown in the Assessors' records, beginning with the property of the Applicant (locus).

Applicant's Name, Mailing Address: 97 BOSTON ST

Telephone No. 978 - 739 - 8484

Locus: 69-15

Map	Block	Location	Owner	(If different from location) Mailing Address
-----	-------	----------	-------	---

SEE ATTACHED LIST

If needed, attach additional sheets.

Assessor's Certification

To the Topsfield Planning Board:

This is to certify that, at the time of the last assessment for taxation made by the Town of Topsfield, the names and mailing addresses of the parties assessed as owners of land within 300' of the parcel of land shown in the attached sketch were as listed.

Authorized Signature
Assessors' Office Kathleen Jackson Asst. to principal Assessor

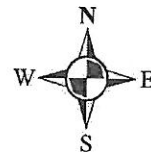
Date of Verification 5/13/15

97 BOSTON 69-15



GEOGRAPHIC INFORMATION SYSTEM

VISION APPRAISAL TECHNOLOGY



ABUTTERS LIST FOR 97 BOSTON ST 69-15 FOR ZONING TOPSFIELD, MA

Map	Block	Lot	Cut	Location	OWNERS NAME	CO OWNERS NAME	Mailing Address	City	St	Zip
69	1			56 BOSTON ST	SALEM & BEVERLY WATER	SUPPLY BOARD	50 ARLINGTON AVE	BEVERLY	MA	01915
69	2			10 GARDEN ST	MEVEDEFF DAVID J		2789 N CEDARIDGE DR	MIDLAND	MI	48642-8896
69	12			9 GARDEN ST	PEIRCE JAMIE M	PEIRCE MELISSA T	9 GARDEN ST	TOPSFIELD	MA	01983
69	13			116 BOSTON ST	CHEEVER KERRY TR	CHEEVER REALTY TR	116 BOSTON ST	TOPSFIELD	MA	01983
69	14			111 BOSTON ST	RICHARDSON GREEN INC		2 CENTRAL ST	MIDDLETON	MA	01949
69	15			97 BOSTON ST	RICHARDSON GREEN INC		2 CENTRAL ST	MIDDLETON	MA	01949
70	1			44 MCLEOD LN	SALEM & BEVERLY WATER	SUPPLY BOARD	50 ARLINGTON AVE	BEVERLY	MA	01915
70	2			123 SALEM RD	VANCE ALAN B	VANCE JULIE	123 SALEM RD	BEVERLY	MA	01983
70	3			103 SALEM RD	MOONEY PETER B	MOONEY SUZANNE B	103 SALEM RD	TOPSFIELD	MA	01983

**TOWN OF TOPSFIELD, MA
ZONING BOARD OF APPEALS**

Application Supplement Form B

Attach to this form a copy of the Assessor's map (scale 1" equals 200') showing the property and all other properties and roadways within 300 feet of any portion of the property. Also, show the lot number and lot owner's name on each lot within the 300'.

List below the lot owner names and mailing addresses as shown in the Assessors' records, beginning with the property of the Applicant (locus).

Applicant's Name, Mailing Address: 111 Boston St

Telephone No. 978-739-8484

Locus: 169-14

Map	Block	Location	Owner	(If different from location) Mailing Address
-----	-------	----------	-------	---

SEE ATTACHED LIST

If needed, attach additional sheets.

Assessor's Certification

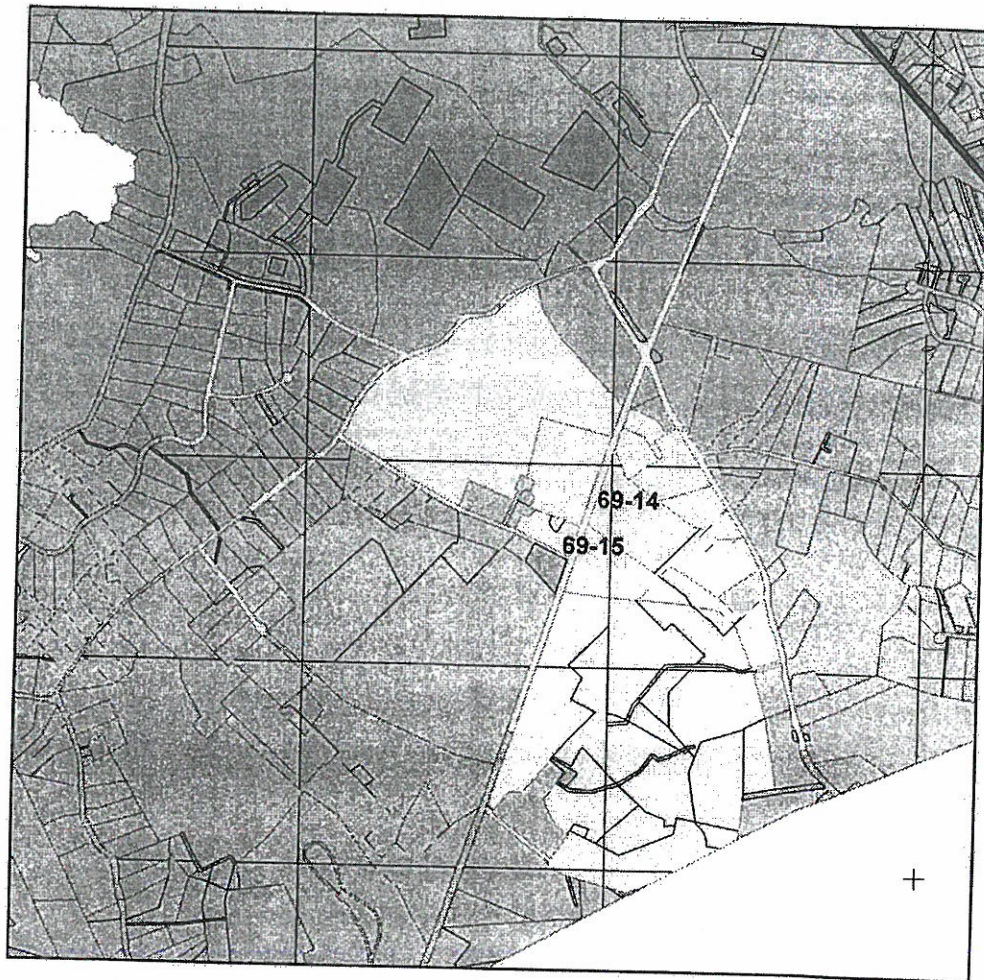
To the Topsfield Zoning Board of Appeals:

This is to certify that, at the time of the last assessment for taxation made by the Town of Topsfield, the names and mailing addresses of the parties assessed as owners of land within 300' of the parcel of land shown in the attached sketch were as listed.

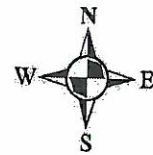
Authorized Signature
Assessors' Office Katherine Jackson Asst to principal assessor

Date of Verification 5/13/15

69-14 111 BOSTON ST



GEOGRAPHIC INFORMATION SYSTEM
VISION APPRAISAL TECHNOLOGY



ABUTTERS LIST WITHIN 300' FOR 111 BOSTON ST 69-14 FOR ZONING
TOPSFIELD, MA

Map	Block	Lot	Cut	Location	OWNERS NAME	CO OWNERS NAME	Mailing Address	City	St Zip
63	3			130 BOSTON ST	DIGRAZIA ERIC				
64	1			79 SALEM RD	CARROLL THOMAS R	CARROLL NANCY E	45 SALEM RD	TOPSFIELD	MA 01983
64	2			75 SALEM RD	CICCARELLI MARK	LEARY SUZANNE	79 SALEM RD	TOPSFIELD	MA 01983
64	5			125 BOSTON ST	CARROLL THOMAS R	CARROLL NANCY E	75 SALEM RD	TOPSFIELD	MA 01983
69	12			9 GARDEN ST	PEIRCE JAMIE M	PEIRCE MELISSA T	79 SALEM RD	TOPSFIELD	MA 01983
69	13			116 BOSTON ST	CHEEVER KERRY TR	CHEEVER REALTY TR	9 GARDEN ST	TOPSFIELD	MA 01983
69	14			111 BOSTON ST	RICHARDSON GREEN INC		116 BOSTON ST	TOPSFIELD	MA 01983
69	15			97 BOSTON ST	RICHARDSON GREEN INC		2 CENTRAL ST	TOPSFIELD	MA 01983
70	1			44 MCLEOD LN	SALEM & BEVERLY WRTER		2 CENTRAL ST	MIDDLETON	MA 01949
70	2			123 SALEM RD	VANCE ALAN B	SUPPLY BOARD	50 ARLINGTON AVE	MIDDLETON	MA 01949
70	3			103 SALEM RD	MOONEY PETER B	VANCE JULIE	123 SALEM RD	BEVERLY	MA 01915
70	4			99 SALEM RD	SPERANZA SANTO J	MOONEY SUZANNE B	103 SALEM RD	TOPSFIELD	MA 01983
70	5			95 SALEM RD	CIRUOLO SAVERIO TR	SPERANZA IRENE F	99 SALEM RD	TOPSFIELD	MA 01983
						CIRUOLO FAMILY NOMINEE TR NO 1	95 SALEM RD	TOPSFIELD	MA 01983